



City of San Pablo

Council Chambers
1000 Gateway Avenue
San Pablo, CA 94806
(510) 215-3030
www.SanPabloCA.gov

Meeting Agenda - Final

Planning Commission

Chair Johana Gurdian
Vice Chair Paul Morris
Commissioner Jerome Jackson
Commissioner Roberta Feliciano
Commissioner Jon Owens

Tuesday, April 22, 2025

6:00 PM

City Council Chambers

Members of the public may view this meeting
online by using this URL

<https://us02web.zoom.us/j/85007036216>

IMPORTANT NOTICE ABOUT PUBLIC COMMENTS AND MEETING PARTICIPATION

NOTICE:

*Members of the public are invited to attend the meeting in-person at Council Chambers.
Members of the public may also view the meeting on online at <https://us02web.zoom.us/j/85007036216>
or during livestream online at <https://sanpablo.legistar.com/Calendar.aspx>*

Please note the following temporary change to the City's public comment procedures: Public comment by zoom or telephone will not be accepted. Public comment may be provided only in-person in Council Chambers or via email as set forth below.

PUBLIC COMMENTS:

At each meeting, the public has the opportunity to address the Planning Commission on items appearing on the agenda and, for items not appearing on the agenda but within the purview of the Planning Commission. Persons addressing the Commission must limit their remarks to three (3) minutes unless an extension or decrease of time is set. As allowed by the Brown Act, the Chair may limit the total time for public comments to facilitate the completion of business on the agenda.

- **IN-PERSON PUBLIC COMMENT:**

Any person wishing to address the Commission should first complete and deliver a "Speaker Form" available at the speaker's podium and submit it to the Recording Secretary identifying the agenda item. The Chair will invite you to speak at the appropriate time when the matter is being considered.

- **WRITTEN PUBLIC COMMENT:**

Public comments may also be submitted via email to Pcommission@SanPabloCA.gov. Each email must contain in the subject line "PUBLIC COMMENTS NOT ON THE AGENDA" [or] "PUBLIC COMMENTS AGENDA ITEM No.____". Written comments received by 12:00 noon on the day of the meeting will be provided in advance to the Planning Commission and posted online with the agenda materials. During the meeting, the public may provide written public comments via email to Pcommission@SanPabloCA.gov. All written comments received after noon the day of the meeting will be read into the record before Planning Commission consideration of the item and will be limited to the same time allowed for other public comments. Comments that do not conform to the Planning Commission's rules of decorum may be summarized rather than read verbatim.

Please note that all information provided in public comments, email addresses and any other personal information written or stated is subject to disclosure on the broadcast of the video- or tele-conferenced meeting.

AGENDA MATERIALS:

Copies of this Agenda and non-exempt public records relating to an open session item on this Agenda will be available for public view at the Community Development Department, 1000 Gateway Avenue, San Pablo. The full agenda packet may also be viewed on the City website at <https://sanpablo.legistar.com/Calendar.aspx>

AMERICANS WITH DISABILITIES ACT:

In accordance with the Americans with Disabilities Act and Brown Act, individuals with disabilities requiring reasonable accommodations, including auxiliary aids or services, in order to participate in the meeting should submit a completed Meeting Accommodation Request Form by email to CityClerk@SanPabloCA.gov, with "Accommodation Request" listed in the subject line of the email.

Alternatively, completed Meeting Accommodation Request Forms may be submitted to the City Clerk's Office at City Hall, 1000 Gateway Avenue, San Pablo, CA 94806. Meeting Accommodation Request Forms may be found <https://www.sanpablocity.gov/DocumentCenter/View/15988/FRM-Meeting-Accommodation-Request-Form-FINAL-020823>, or requested by email to CityClerk@SanPabloCA.gov, or by phone at (510) 215-3000.

Meeting accommodation requests should be submitted to the City as soon as possible. The City will attempt to resolve before the meeting begins all accommodation requests received by 10 a.m. on the day of the meeting.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****STAFF INTRODUCTIONS****PUBLIC COMMENT**

This is the time for comments on any item within the Commission's subject matter jurisdiction, if such item is NOT listed on tonight's agenda. The Commission may not engage in discussion or take action on any item that is not specifically listed on the agenda. Your item may be referred to city staff for investigation, report or placement on a future agenda. Persons addressing the Commission are required to limit their remarks to three (3) minutes unless an extension or decrease of time is ordered. Please file your name and address with the Recording Secretary on forms available at the speaker's podium.

APPROVAL OF MINUTES

[PC25-05](#)

CONSIDER APPROVING MINUTES OF THE MEETING OF MARCH 25, 2025

CEQA: This is not a project as defined by CEQA

Recommendation: Approve

APPEAL DATE

The appeal date for actions taken by the Planning Commission at this meeting can be appealed to the City Council no later than 6:00 p.m. on May 5, 2025.

PUBLIC HEARINGS[PC25-06](#)

APPROVAL OF MAJOR DESIGN REVIEW AND A 23rd STREET SPECIFIC PLAN COMPATIBLE USE DETERMINATION TO ALLOW THE CONVERSION OF AN EXISTING 1,386 SQUARE FOOT WAREHOUSE INTO AN OFF-SITE KITCHEN FOR A LOCAL RESTAURANT CHAIN, AND THE CONVERSION AND EXPANSION OF AN EXISTING 192 SQUARE FOOT STORAGE BUILDING INTO A 734 SQUARE FOOT TAKEOUT RESTAURANT, TO BE LOCATED IN THE SP-1, 23RD STREET SPECIFIC PLAN, COMMERCIAL MIXED-USE DISTRICT, ALONG WITH A FINDING THAT THE PROJECT IS EXEMPT UNDER CEQA GUIDELINES SECTION 15303 NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES, AT 2229 DOVER AVE AND 1927 23RD STREET, SAN PABLO, APNS: 411-201-014 & 411-201-013

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15303, New Construction or Conversion of Small Structures as it involves the conversion and minor expansion of an existing warehouse building and an accessory building of less than 2,500 square feet to a new commercial use.

Recommendation: Conduct public hearing; adopt Resolution

[PC25-07](#)

RESOLUTION APPROVING REVISIONS TO A PREVIOUSLY APPROVED MIXED-USE PROJECT TO REMOVE THE PROPOSED THIRD STORY, MAKE FLOORPLAN MODIFICATIONS, AND ADD A RESIDENTIAL UNIT TO THE FIRST FLOOR OF A THREE-STORY, 11,541 SQUARE FOOT ADDITION CONTAINING SEVEN MULTI-FAMILY RESIDENTIAL UNITS AND 3,072 SQUARE FEET OF NEW COMMERCIAL SPACE, WITH THE REVISED PROJECT INCLUDING A TOTAL OF 13,828 SQUARE FEET, WITH NINE RESIDENTIAL UNITS AND 5,828 SQUARE FEET OF COMMERCIAL SPACE, AT 1982 - 1988/1992 23RD STREET, SAN PABLO, LOCATED IN THE 23RD STREET SPECIFIC PLAN'S COMMERCIAL MIXED USE DISTRICT (APN 411-190-048).

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15332, In-Fill Development Projects, as it involves development on a site that is five acres or less, is surrounded by urban uses, has no habitat value, is adequately served by all required utilities and public services, would not result in any significant effects on traffic, noise or air quality, and would be consistent with general plan and zoning regulations. Furthermore, the project is consistent with the General Plan and zoning designations of Commercial Mixed Use, development of which were evaluated as part of the Environmental Impact Reports for the San Pablo General Plan and Mitigated Negative Declaration for the 23rd Street Specific Plan, prepared in 2011 and 2007, respectively. Pursuant to CEQA Guidelines

Section 15168, none of the CEQA Guidelines Section 15162 factors requiring additional environmental documentation for the project are present.

Recommendation: Conduct public hearing; adopt Resolution

STAFF UPDATES

- A. Local Hazard Mitigation Plan Update
- B. General Plan Update

COMMISSIONER UPDATES

Commission Member Reports Regarding Meetings or Conferences

ADJOURNMENT

Adjourn to Tuesday, May 27, 2025 at 6:00 p.m.